



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2008

TO: Mayor and Councilmembers

FROM: Airport Department

SUBJECT: Final Community Priority Designation For 500 James Fowler Road – Airline Terminal Improvement Project

RECOMMENDATION:

That Council find that the Airline Terminal Improvement Project meets a present need directly related to general welfare and grant the project a Final Community Priority Designation for 44,648 square feet of floor area.

DISCUSSION:

The Airport Department requests a Final Designation of 44,648 square feet from the Community Priority Category (Attachment 1) toward the proposed Airline Terminal Improvement Project.

Preliminary findings for a total of 50,000 square feet of Community Priority square footage allocation were made by the City Council on September 1, 1998, for the Airline Terminal Improvement Project. On September 20, 2007, the Planning Commission approved the proposed project, which required the following discretionary applications: a Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone and a Development Plan for construction of non-residential square footage from the Community Priority Category. Planning Commission also gave the proposed project a positive recommendation to City Council for a Final Community Priority Designation.

COMMUNITY PRIORITY CATEGORY:

The City Charter and SBMC §28.87.300 provide for City Council designations of square footage for projects of broad public benefit deemed "necessary to meet present or projected needs directly related to public health, safety or general welfare." (Attachment 2)

If Council approves the recommended allocation, 92,889 square feet will remain in the Community Priority Category. Please refer to Attachment 1 for a list of Community Priority projects that have received a Preliminary or Final Designation. As noted on the list, there are some designations that may be reallocated to other categories, or withdrawn. These changes could possibly result in 20,000 to 90,000 square feet being added back to the Community Priority category to be used for future allocations.

PROJECT NEEDS:

The primary objective of the project is to meet the needs of Santa Barbara's traveling public and improve the facility to allow it to function as an efficient, modern Terminal while rehabilitating the 1942 building and maintaining the Santa Barbara Airport experience. Staff is of the opinion that the proposed project meets the definition of a Community Priority in that it meets a need related to general welfare.

BUDGET/FINANCIAL INFORMATION:

The Project will be funded by debt financing, FAA grants, Passenger Facility Charge revenue, and airport revenue.

SUSTAINABILITY IMPACT:

Consistent with Council's vision for a sustainable city and for City government to lead by example, the Airline Terminal Project has been registered for both LEED certification and the Savings By Design Program. The Project goal is to attain a LEED Silver rating.

To further reduce the new Terminal's energy consumption the Airport Department intends to distribute a Request for Proposals (RFP) for construction of solar canopies in the Long Term Parking Lot.

In addition to the above programs and in recognition of the broader issue of climate change, including the new Airline Terminal facilities, the Airport Department has completed a Greenhouse Gas Inventory and Carbon Footprint Reduction Plan for the entire Airport Property.

- ATTACHMENTS:**
1. Table of Projects with Preliminary or Final Community Priority Designations
 2. Summary of Charter Provisions of Community Priority Category Designations

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SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

**PROJECTS WITH PRELIMINARY OR FINAL
COMMUNITY PRIORITY DESIGNATIONS**

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Boys & Girls Club Addition 602 W Anapamu Street MST90-02931	4,800		Initial application 1990; potential – now working on revised
Housing Authority 702 Laguna Street MST92-00043		4,550	Completed
Natural History Museum 2559 Puesta Del Sol MST92-00608		2,165	Completed
Airport Fire Station 40 Hartley Place MST92-00746		5,300	Completed
Santa Barbara Zoo 500 Niños Drive MST95-00330		210	Completed
Desalination Plant 525 E. Yanonali Street MST95-00425 (MST90-00360)		528	Completed
Santa Barbara Rescue Mission 535 E. Yanonali Street MST96-00228		7,213	Completed
Airline Terminal Project 500 Fowler Road MST96-00355/MST2007-00002		44,648	
Rehabilitation Institute 2405 and 2415 De la Vina Street MST97-00196		9,110	Completed
Visitor Information Center - Entrada de Santa Barbara 35 State Street MST97-00357		2,500	Approved 8/21/01
Santa Barbara Harbor Restrooms 134 Harbor Way MST97-00387		1,200	Completed
Airport Terminal Expansion (trailers) 500 Fowler Rd. MST97-00392		2,300	Completed
Waterfront Department Offices 132 Harbor Way MST97-00503		3,240	Completed

ATTACHMENT 1

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Transitions Preschool 2121 De la Vina Street MST97-00696		723	Completed
S.B. Maritime Museum 113 Harbor Way MST97-00832		2,805	Completed
Santa Barbara Cottage Hospital (Hospitality House) 2407-2409 Bath Street MST98-00042		4,158	Completed
MacKenzie Park Lawn Bowls Clubhouse 3111 State Street MST98-00076		763	Completed
Cottage Hospital 320 West Pueblo Street MST98-00287		980	Completed
The Full Circle Preschool 509 West Los Olivos Street MST98-00231		832	Completed
Storyteller Children's Center 2115 State Street MST98-00364		2,356	Completed
Bright Start Preschool 1617-1621 Anacapa Street MST98-00524/MST2005-00409	1,400*		Pending; Not required
Free Methodist Church 1435 Cliff Drive MST98-00877		2,544	Completed
Salvation Army 423 Chapala Street MST99-00014		2,968	Completed
Homeless Day Center and Shelter 816 Cacique Street MST99-00432		10,856	Completed
Emmanuel Lutheran Church 3721 Modoc Road MST99-00510		8,120	Completed
Marymount School 2130 Mission Ridge Road MST99-00542		4,000	Completed
Parking Lot 6 – Granada Theater 1221 Anacapa MST1999-00909/MST2003-00908		7,810	Completed

ATTACHMENT 1

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Planned Parenthood 518 Garden Street MST1999-00916		3,565	BP Issued 2/10/06
Sea Center 211 & 213 Stearns Wharf MST2000-00324		3,212	Completed
Santa Barbara Zoo 500 Ninos Drive MST2000-00707 (& MST2002-00676)		10,000	
Clean Water and Creeks Restoration Office 620 Laguna Street MST2000-00828		480	Completed
Elings Park 1298 Las Positas Road MST2001-00007/MST2006-00509	12,190		Planning Comm. application submitted; requesting more SF
Braille Institute 2031 De la Vina Street MST2001-00048		4,000	Completed
Modular Classrooms at Boys & Girls Club 632 E. Canon Perdido Street MST2001-00150		6,502	Completed
Cater Water Treatment Plant 1150 San Roque Road MST2001-00732		6,750	Completed
Santa Barbara Neighborhood Medical Clinics 915 North Milpas Street MST2001-00774		2,518	Completed
632 E. Canon Perdido St. Boys and Girls Club MST2002-00786	7,600		Preliminary Designation 7/15/03
617 Garden St. Mental Health Assoc. MST2002-00257		2,703	BP Issued 11/17/06
4000 La Colina Rd Bishop Diego High School MST 2004-00673		9,512	Final Designation 12/20/2005
SUBTOTALS:	25,990	181,121	
ALLOCATED TO DATE: 207,111 SQ. FT. REMAINING UNALLOCATED: 92,889 SQ. FT.			

SUMMARY OF CHARTER § 1508 PROVISIONS FOR NON-RESIDENTIAL DEVELOPMENT

Under City Charter Section 1508, non-residential growth has been limited until the year 2010. Charter §1508 states that new non-residential development in the City must be allocated from one or more of the following categories:

Category	Square Footage Allocated to Category
Approved Projects	900,000 SF
Pending Projects	700,000 SF
Vacant Property	500,000 SF
Small Additions	600,000 SF
Community Priority	300,000 SF
Total	3,000,000 SF

Minor Additions of 1,000 SF or less per parcel are not limited by Charter §1508.

To provide for important needs of the community to be met within the parameters of future development, the Community Priority and Economic Development Categories were established.

Community Priority: The Community Priority designation was envisioned for use by only those projects that clearly provide a public benefit. Section 28.82.300 of the Zoning Ordinance defines Community Priority as follows:

“A project which has been designated by the City Council as a community priority necessary to meet a present or projected need directly related to public health, safety or general welfare.”

“General welfare” is defined in the Ordinance as follows:

“A community priority project which has broad public benefit (for example, museums, childcare facilities, or community centers) and which is not principally operated for private profit.”

The Charter Section 1508 allocated 300,000 square feet for development under the Community Priority Category. Given the limited amount of floor area available for these projects, developments proposed for designation as a Community Priority are reviewed carefully against the criteria above.

Economic Development: The Economic Development category was envisioned as a way to provide for unanticipated future needs related to the economic health of the City by using expired, withdrawn, denied, and unallocated square footage from the Approved, Pending, and Small Addition General Plan categories.

The Economic Development Category was added to the Charter in 1995. All square footage from the Approved Projects, Pending Projects and Small Additions categories that is not used because projects are withdrawn or their approvals expire, along with square footage in the Small Addition Category left over from the annual 30,000 SF component, is moved into the Economic Development category. The 3,000,000 SF cap remains unchanged.

Section 28.87.300.B.3 of the Zoning Ordinance describes a project that is eligible to receive Economic Development square footage as:

"A project which has been designated by the City Council as a project that is consistent with the City Charter, General Plan and this Title, will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. An Economic Development Project should also accomplish one or more of the following:

- a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or
- b. Provide new recreational, educational, or cultural opportunities for City residents and visitors; or
- c. Provide products or services which are currently not available or are in limited supply either locally or regionally."

"Standard of living" is defined as:

"Wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts."

Both Categories: If the Council grants a non-binding Preliminary Designation, the project would then proceed with Planning Commission review. In addition to the required Development Plan findings, the Planning Commission would make a recommendation to the Council regarding the appropriateness of the Final Community Priority or Economic Development Designation. The City Council would then be requested to grant a Final Designation as part of the project approval.

Generally, projects are allocated the first 3,000 square feet of project space from other categories for which they are eligible, such as Minor Addition, Small Addition, and/or Vacant, and remaining new square footage may be considered for Community Priority designation. For Economic Development, the first 1,000 square feet is usually taken from the Minor Addition category.